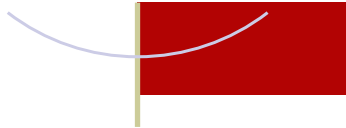


Neighborhood NEWS



Special Edition

City Commission Candidates Survey

This is a special "City Commission Candidates" edition of the Neighborhood News. The Inter-Neighborhood Council (INC) formulated and posed the following questions to the candidates and their replies have been compiled for review. No editing of any kind has been applied to the content, grammar or spelling of replies and answers appear in alphabetical order of the candidate's last name. This is a busy time for the candidates and the INC thanks them for providing these answers to help citizens understand their positions. ***Please remember to vote on November 8th!***

What is the Inter-Neighborhood Council?

The Inter-Neighborhood Council (INC) is a coalition of neighborhood groups committed to providing safety, knowledge and guidance for Bozeman's neighborhoods. It is comprised of representatives from each of Bozeman's organized neighborhoods. INC also functions as a support network and advocate for neighborhood issues and fosters a sense of cooperation and understanding between neighborhoods in the City of Bozeman. INC is a vehicle allowing neighborhoods the chance to exchange ideas, information, and problem-solving techniques.

Question 1 - What qualifications do you have to be a city commissioner? Have you served on any city boards or committees?

Sean Becker - I am a member of the Bozeman business community with professional expertise in economic development, especially as it applies to urban renewal, downtown development, innovative mixed-use redevelopment, adaptive reuse and marketing. I have had the opportunity to work with hundreds of cities on their development agendas. Over the past 7 years I have championed a number of economic development agendas that have returned private investment to communities. Many of these initiatives were contingent upon a positive return to general funds, necessitating a working knowledge of municipal and state budgets and the expertise to make recommendations.

In Montana, this last legislative session I was responsible for all the economic development research, fiscal notes and general fund impact statements for Governor Schweitzer's executive order HB584, The Big Sky on the Big Screen Act. This process not only required a working knowledge of state and local budget systems, it required that I understand best practices from other cities and states and the ability to suggest implementation strategies.

Erik Henyon - I have over 10 years experience in management training and consulting. I demonstrates excellent communication and people skills. I have delivered hundreds of training programs for both large and small corporations, schools, and government agencies. I am senior consultant and certified behavioral analyst with Corporate Consulting, Inc, a partner consulting firm. I have an excellent ability to

work independently and cooperatively while managing a number of projects concurrently. I have extensive experience facilitating groups and coaching teams. I also interact with many different types of people, and communicates well with all levels of an organizational structure. I have strong management, organizational, customer, marketing, and facilitation skills.

Qualified and Involved

- B.S. University of Wyoming: Planning, Policy, Law and Politics
 - Chairman: 2003-Present Bridger Creek Subdivision Covenants Committee
 - Current Member: Bozeman Area Chamber of Commerce
 - Past Board Member: Environmental Advisory Board, Laramie Wyoming
 - Past Member: Small Business Resource Committee
 - Past Member: Visitors Bureau "Bozeman Tourism"
-

Lee Hietala - I've served on the city commission for the past four years. I served on the commission that cut taxes, I initiated and pushed hard for the impact fee settlement, insisted that the maximum impact fees be used on Babcock to mitigate cost to residents in the district, I trashed the transfer station, helped to assure that the cost of the new library doesn't permanently tap the general fund, supported the need for a 3rd fire station which will reduce the ISO rating and save \$2million annually in fire insurance costs, voted to freeze the levy for street maintenance because growth of the tax base will pay the tab, am insisting that a free dedicated public television channel be provided rather than one that will pass a franchise fee through to subscribers.

Served as a liaison or alternate on more than 20 boards. Past member of TIFID board that developed the framework for the TIFs recently established. Past member of the Historic Preservation Board.

My professional experience uniquely qualifies me to serve as your city commissioner. Came to the Gallatin Valley in 1953. Graduated from MSU. Employed as a resident engineer on street, water, sewer and storm sewer construction projects 45 years ago. My professional background includes work as a USGAO performance investigator, public accountant, financial controller for a large international heavy equipment distributor, budget director for a territorial government, appointed by democratic governor Tom Judge and served as Montana's economic development administrator, and as a state field representative and loss control consultant. I understand the need to balance growth with environmental concerns, be open to public participation, be progressive, to utilize scarce resources wisely.

Kaaren Jacobson - I have spent 29 years of my adult life working in government administration. During the 1970's I worked in state and local government in Helena. I worked for the city-county planning office, the governor's budget office, the legislative council (now legislative services), the office of public instruction, the Helena model City program, and the department of social and rehabilitation services. I did a lot of strategic planning and program evaluation for three of these agencies, drafted legislation and conducted studies for the legislature, developed a new method of financing the state-wide special education program, did a lot of research analysis for agencies, and coordinated a ten million dollar program for the department of social and rehabilitation services. In 1979 I entered a PhD program for public administration at Virginia Tech. After finishing my dissertation I was fortunate to receive a position at MSU teaching public administration. I retired last fall after 19 years of service. During most of that time I served as director of the graduate program in public administration.

Public administration is all about **good government practice**. It is similar to business administration except that public administration involves the public sector and consequently contains a political context for its work that often times makes it more difficult to achieve goals and objectives.

My background in public management is appropriate for commission business. I understand bureaucracies and bureaucratic behavior and there are ways to deal with it. I am no stranger to public budgeting and finance. I know how to lead in a way that empowers people. I am a very thorough person who can dig through any morass to find answers to questions pertinent to the proper administration of city government, both financial and programmatic. I am strongly committed to a more meaningful form

of citizen- participation where all stakeholders have an equal voice and are treated with honor and respect. I am also a **trained mediator** who will be able to help commission members find their common ground, thus facilitating better decisions.

I have not served on any boards. I became interested in the city commission two years ago when I started bringing undergraduate students to meetings to help them understand the context of the principles I was teaching them. I have rarely missed a meeting in two years. Thus, I have noticed various patterns that need adjustment in order to develop more meaningful citizen participation as well as honoring **neighborhood character**.

I retired from MSU last fall so I will have ample time to devote to the commission.

Jeff Rupp - Without a doubt my #1 qualification for the City Commission is my experience. For 25 years I have gained an understanding of our community and what it takes to lead and govern. I have served as the C.E.O of the Human Resources Development Council. I understand our economy; the blessings of being a University town, its importance to our economic well-being; the economic engine of our construction industry and the importance of the hi-tech and bio-tech research firms for future employment opportunities. My relationships will dictate my governing style. I have learned that no one has all the answers and by including all and being respectful of their opinions is as critical as the decisions one arrives at.

I have served on:

- Downtown Improvement District(T.I.F. Board)
- Bozeman Parking Commission
- Bozeman Historic Preservation Board
- State Workforce Investment Board
- State Board of Housing
- Public Transit Task Force
- Big Box Store Task Force
- City/County Board of Health
- Bozeman Zoning Commission
- Bozeman Board of Adjustment

Dawn Smith - I currently serve as the Chair to the Design Review Board. I have been a member of this board for over 5 years. Prior to moving to Montana I served concurrently on two planning boards in Colorado, local and countywide. While serving on these two boards, the county experienced a decade growth of 82.8%. I have over 9 years applied experience with rapid growth.

Question 2 - Bozeman is experiencing rapid growth. How will you manage the impact of this growth for current and future residents?

Sean Becker - I will help manage the impact of Bozeman's growth for current and future residents by better improving our standard of open government, attending to our city's major capital improvement priorities and empowering city boards, councils, commissions and advisory councils to substantially influence decisions made by the city commission.

My campaign can be summarized in three words: effective growth management. It's time Bozeman's City Commission took a more proactive role in addressing the community's growth concerns. Our economic stability - for a variety of reasons - depends on our ability to embrace growth. Carefully fostered development can be kept within regulatory reach, while still improving affordability for local citizens and preserving our quality of life. It will also allow us to retain our most valuable resources - talented, hard-working people and a livable community.

Erik Henyon - Through planning I would manage the rapid growth; planning not only with city staff but with other governments in the region. The city must work with the county to plan for Bozeman's Future. Growth is not the problem in Bozeman a lack of planning is!

Lee Hietala - I love Bozeman, and returned after several years out of state and out of country. Regarding growth, we learned from the state of Oregon that growth will occur regardless of the gauntlets that are erected to prevent it. And, we need to recognize that if we continue to grow as rapidly as the last two years suggest, in 15 years the county will have 150,000 people. Fifteen years ago seems like yesterday, and tomorrow is just around the corner. If we want to retain open space we must grow Bozeman smartly. Certain principles should not be violated.

Kaaren Jacobson - I will not be managing growth all by myself. I will be one voice on the commission. We are at a crossroads. We can become "any town USA" or we can guide the growth process in a manner that maintains the character of the community that we all love and wish to maintain.

The 2020 Plan needs to be updated. We are already annexing land into the city that was not meant for annexation until the year 2020. Bozeman does not stand alone, we are part of a larger valley community. And it is essential that the city and county commissioners begin to collaborate and talk to one another. A key point in my agenda for the future is a meaningful Inter-governmental Agreement between the city and county regarding land use surrounding the city. The boundary between the two jurisdictions must be properly integrated to restrict sprawl, conserve the land, and develop more cohesive neighborhoods.

Jeff Rupp - By assuring that growth & development is managed around the concerns of preserving the character of existing neighborhoods, and protecting our neighborhoods from non-conforming and inappropriate uses. I have longed believed from my time on the Zoning Commission and planning work that consistency and predictability are the most important foundations of our regulatory process. I also think that we need to involve the public earlier in the planning process through the use of local neighborhood meetings with the Planning staff and Planning Board before development issues come before the City Commission for public hearings.

Dawn Smith - I support community based growth. This is defined as growth that is specific to Bozeman in maintaining a healthy economy while preserving the community character and livability. It takes into account factors such as economy, population, demographics, geography, topography, existing and desired services and amenities, infrastructure and community values. Community based growth is achieved through a collaboration of different parties who have one interest in mind - positively affecting Bozeman.

Question 3 - What is your position on infill development?

Sean Becker - Infill development works when it follows neighborhood continuity, meets community standards and enhances local quality of life. Bozeman 20/20 suggests that about 1/3 of Bozeman remains undeveloped. Realistically only 1/6 can be developed so that neighborhoods retain open space and appropriate development standards are achieved – such as off street parking and setbacks.

Erik Henyon – I am in support of infill development to encourage density. I do not support infill development over 6 stories. Additionally this infill will need to coincide with the DRB and Historical overlays. This infill will also need to meet zoning requirements.

Lee Hietala - Infill prevents sprawl. A smart growth concept that advocates vertical growth near the inner core of the city, that promotes density, enable services to be delivered economically, efficiently, and effectively. Infill should focus on an appropriate mix of incentives and regulations that promote well planned neighborhoods near jobs, shopping, schools and parks.

Kaaren Jacobson - Infill development is an economical way to develop vacant land. However, I do not believe in infill development for infill's sake. It must fit the existing commercial or neighborhood development/character.

Jeff Rupp - Infill development is useful if done appropriately and complies with the 2020 Plan for neighborhood development. There is a need to reduce our sprawl and provide the needed infrastructure for future development.

Dawn Smith - I support infill development as appropriate with the surrounding neighborhood and current and proposed uses.

Question 4 - Major street improvements and commercial development next to homes have been some of the most controversial neighborhood issues. How will you weigh the different aspects of these types of issues and on what will you base your decisions?

Sean Becker - The City of Bozeman cannot rely only on North 19th Avenue to move the estimated 50,000 workers who travel in and out of Bozeman every day out of the northwest part of town. Several other collectors should be developed as neighborhoods continue to emerge, platted in advance and paid for by impact fees, developer requirements and government subsidy such as CTEP.

Erik Henyon – I will base by decisions on public input, and advice from staff and the planning office.

Lee Hietala - Bozeman's transportation grid is a near disaster. We need an efficient system of arterials. My sense is that neighborhoods along the arterials should not front on them, that homes planned near arterials should be safe from the noise pollution and other pollutants that are generated from fast moving traffic.

Kaaren Jacobson - Major street improvements and commercial development next to homes. Commercial developments next to homes must fit the zoning requirements and must not harm the integrity and character of the neighborhood. I will not approve any development that harms residential property. This problem is most troublesome in well established neighborhoods. In my opinion, commercial development in new subdivisions need some sort of buffer between residences and the development.

I would weigh the pros and cons delivered by the engineers and the neighborhood residents. I do not believe that anything that impacts a neighborhood should be done without the upfront participation of the neighborhood. If neighborhoods are involved upfront (in the beginning) better solutions could be reached. The common practice is to involve citizens once the city has already come to a conclusion, or

at least a tentative conclusion. This angers residents, as could be expected, and tears at the fabric of a neighborhood instead of building a better sense of community.

Jeff Rupp - The basis of my decisions will depend on the quality of the proposed development; which includes whether the development pays for all costs; not deferred; how the development impacts the existing neighborhoods surrounding the development and most importantly getting input from the neighbors most affected by the development. My decisions will weigh the immediate impacts as well as what future benefits will be provided to the City of Bozeman as a whole.

Dawn Smith - I will first weigh the facts; the type of zoning, permitted uses versus conditional uses, the type of application, variances, PUD etc. I will also seek input from local experts and citizens alike in regards to issues that may not be in the forefront. Then through discussions with fellow commissioners and creative problem solving I would hope to reach a decision that is positive for all involved.

Question 5 - Residents are generally not informed about or engaged in an issue until it reaches the City Commission level. How would you get people more involved in the process at an earlier stage?

Sean Becker - The city can begin to be more accountable to those they serve by (1) opening up commission and board meetings to cable access and webcast, (2) publishing all background materials (including city department materials) on the Internet for the public to review before commission and board meetings, (3) better empowering the collective intelligence found on community boards, commissions and councils to influence staff and elected officials (4) and by creating more communication mechanisms for business leaders and the public to submit official comment regarding commission agenda items.

It is my goal to redefine how public commissions, advisory boards and neighborhood councils are heard. Our public servants should be able to substantially influence the City of Bozeman's governing. Right now, commission and advisory board opinions are not widely circulated or used by city departments, commissions, the public, or media to inform their position.

In addition, the Bozeman City Commission is adhering to state mandated minimum standards of open government. For example, the city only needs to provide a 7-day notice to a household if they are going to be incorporated into a tax district. This is unacceptable. I will see that our city's standards improve to exceed all state minimum standards of open government.

Erik Henyon – I would support a variety of ways to educate citizens on issues and get citizens more involved. These initiatives could include and would not be limited to: Web and Cable casting of all Planning, Zoning, DRB, and commission meetings. Also, we as citizens need to create more neighborhood networks that are recognized by the City Commission.

Lee Hietala - Help may be on its way! New state legislation increased the number of days processing a subdivision request from 60 to 115 days. Properly managed, most subdivisions should not take more than 60 days to be heard and acted on. But, the extended time frame for review should allow for more public participation. A dedicated public television channel is also in the works. A properly managed channel will provide convenient viewing of upcoming schedules as well as commission and board hearings in real time.

Kaaren Jacobson - Just as soon as the project applicant (usually a developer) comes to the planning office with his/her plan, it should be assessed for neighborhood impact. Such a determination is not rocket science. If there are impacts I think the developer should be required to meet with the neighborhood before he/she goes any further with the project. It would be best if such a meeting was facilitated by either our Neighborhood Coordinator or one of the many local facilitators who are trained in mediation (if the city has had bad experiences with the use of any outside mediator/facilitator, they can request a specific person from the Community Mediation Center). There are funds in the budget for CMC mediation/facilitation. Done correctly, this process could iron out potential problems before they occur. Much can happen when people sit down, look one another in the eye, and begin talking about their concerns. I am a trained mediator and have volunteered with the Justice Court and have seen this process work. The success rate is close to 70% at the Justice Court. Some times things can't be worked out, given human nature and certain personalities. But this method would most certainly involve neighbors before something goes to the commission!

Jeff Rupp - Charge the appropriate city department to hold neighborhood meetings to present information about the issues and to gather input from the impacted neighborhoods. Conduct surveys gathering information from the impacted neighborhoods and provide this information to the general public. During the City Commission meeting, the appropriate City department staff should include these neighborhood findings as part of their the department's presentation to the City Commission.. This may be more time consuming and expansive but the price of Democracy is not cheap.

Dawn Smith - I am confident the city follows the letter of the law in regards to public noticing. An outreach on a semiannual basis is strongly encouraged; however the time and funding for this service must come from within the budget. This outreach could include inserts in water bills, advertisements, public service announcements etc. Another great source for information and involvement is neighbor to neighbor, the neighborhood networks. We need to spend more time talking over the fencing and spreading news. The unfortunate fact about citizen involvement is that is lopsided to the negative, meaning that citizens rarely get involved unless they disapprove of an application. I would like to citizens involved both when in favor and opposed to an application, you need to know when you are doing something right as well as wrong. Advisory boards, document updates etc. are also great ways for citizen involvement.

Question 6 - What are your thoughts on the growth policy and the UDO?

Sean Becker - The UDO is an effective growth management tool. City commissions can often be run by emotionally driven "mob rule." We have recently seen this with the purchase of Story Mansion, then the criticism of this purchase the following year by those speaking out against the sale of Soroptimist Park. While I believe the city commission voted appropriately on each of these issues, our community needs to see that these types of predicaments are addressed within each of the ongoing seven major planning updates.

By putting in place ordinances that provide structured guidance in areas where it is difficult to reverse development and the impact can have lasting negative implications, it is essential the appropriate knowledge base is brought forward. No one expects the City Commission to be experts in all areas, but there is an expectation that the experts will be utilized to provide solid, tested research in these areas of question.

NOTE: It is in the interest of the Bozeman community to see the Commission taking more proactive action towards long-term economic development goals. This includes updating Bozeman's CIP, 2020 and Traffic Plans to include population and business dynamics left out of the equation at the time of their writing (including the increased cost of materials, labor, fees, taxes and surcharges necessary to complete a project). Some of the advantages of the Unified Development Ordinance (UDO) updates

include more business participation in the codes that govern them and an updated vision of how these businesses can operate within Bozeman.

Erik Henryon - The UDO is too complex and ambiguous. I would be in favor of continuing to edit the document to meet the changing community standards.

Lee Hietala - The growth policy is long overdue for updating because our current rate of growth is far outstripping the rate that was contemplated in the growth policy. The planning department is finally beginning to charge developers for services. Had we been doing this, money might have been available to build staff capabilities to give the community a bigger bang for their buck, and streamline the review process. The UDO amendment process is an abomination. The amendments are a long way from completion--were exploded into a morass of paper that was totally unnecessary--could have been acted upon in a fraction of the time.

Kaaren Jacobson - Amendments have been proposed that would gut some aspects of the growth policy (I assume you refer to the 2020 Plan). I am not sure where the city is on these amendments. Some of the commissioners don't know either!

The UDO ordinances should reflect the growth policy plan. Off the top of my head I can't think of an appropriate phrase to describe a system where an approved policy is not backed up by an appropriate implementation plan. The word is certainly not strategic planning!

Some of the amendments that would hurt the 2020 Plan include reducing or eliminating the requirement for RSL's (reduced sized lots as an incentive for affordable housing in subdivisions beyond a certain size), reduction in parkland calculations for new subdivisions, allowing fill to be placed in watercourse setbacks.

Jeff Rupp - There needs to be a review process which takes place in a more orderly and ordinary manner that is reviewed by measurable results. Again I would emphasize the need for a more thorough review of the planning process which balances current needs with future costs of either moving forward or doing nothing.

Dawn Smith - I support both the growth policy and the UDO. The recent updates to the UDO have helped to streamline the application process and clarify any previous 'grey' areas. The growth policy will be updated in the coming year in regards to any community changes, areas that are not correctly represented or have changed etc. This is a great chance for members of the community to get involved in affecting positive change. Another document that often goes unrecognized is the Design Objectives Guidelines. This document has also recently been updated and provides a great resource for applicants.

Question 7 - What is your opinion of current residential density standards and their related impacts?

Sean Becker - Dying downtowns have one thing in common, loss of mixed-use development. This includes housing, commercial and light manufacturing. The more we can diversify our economy and allow for urban in-fill, the better situated Bozeman will be to capture emerging growth sectors while transitioning older economies. Unfortunately, this type of policy has been associated with over burdening development and neighborhoods with unrealistic zoning and planning liabilities.

Managed growth is good idea and can become a successful reality when there are funding sources identified for these alternative developments and community participation is a top priority. For example, requesting more green practices can serve to diversify housing, commercial and manufacturing options. As a mandate, forcing developers to include excessive cost overruns into their budgets, development will stall, infrastructure will migrate and city planning will threaten many of the quality of life issues sought in the first place.

Erik Henryon - I would like to see Bozeman continue to encourage density within the city limits. Street fire and water impacts should be mitigated through development not raising taxes.

Lee Hietala - One shoe does not fit all sizes.

Kaaren Jacobson - I definitely need more information here. Higher density leads to lower infrastructure cost (sewer and water) and should help to prevent sprawl. It seems to me that it should help lower the cost of housing as less land is needed. However, someone pointed out to me that the dense housing going up at the corner of Kagy and Sourdough is just as expensive as anything being built on larger lots. I need to look into this issue more.

Jeff Rupp - The current standards appear appropriate, but the real issue is one of enforcement by the City to protect our neighborhoods..

Dawn Smith - The baseline density is approximately 6 units per acre. Since parcel density is not called out in the 2020 plan we need to have a reference point from which to start. There are application processes that allow for flexibility in both directions, increasing density and reducing density.

Question 8 - There are numerous county parcels within city limits. County residents use city services but do not contribute to city revenues. How should this be addressed?

Sean Becker - There is a significant amount of city/county conflict in this area. County residents are upset with the creation of TIF districts, assuming that their property tax bill will increase as expenses go up and the TIF district revenue returned to the county remains the same. The city residents are upset with the level of county support on city projects, despite their obvious use of city infrastructure – such as the library and city roads. The county did contribute \$667,000 to the library and several times this amount to improve Bozeman arterial and collector roads this year.

In regards to public safety, we share some expenses with county residents within the response areas and are working on a comprehensive plan with Gallatin, Madison, Park, Sweet Grass and Meagher counties to address combining services such as a shared emergency services communication system funded through state DES.

It is clear we need an informed city commission to lead Bozeman through this next growth cycle with experience working with local, county, state and federal governments. In my experience working with over 300 such agencies, I have come to understand that city leaders who engage outside government agencies into their planning process have much better success in improving affordability and quality of life, while sharing the burden of capital improvements. It is my goal get the county, state and federal government more involved in our infrastructure budgeting process.

Erik Henyon - The 2020 plan explicitly encourages annexation of county land with-in the city I would support this measure.

Lee Hietala - In some areas, the problems can be at least partially resolved. For instance, the library might consider charging additional to county residents. The city is considering ways to charge county residents within the city for police and fire and other directly provided services. The pockets of county parcels should be required to contract for these services or annex into the city.

Kaaren Jacobson - Through a collaborative agreement between the city and county some sort of formula of use could be developed and county residents could then be assessed on an annual basis for their use. There are undoubtedly various ways to address this problem (at least with coming up with a fair formula). Perhaps the city should simply annex these parcels.

Jeff Rupp - We should seek an inter government growth and services agreement with Gallatin County that would allow us to address and deal with the consequences of growth and infrastructure services in a more comprehensive and coordinated way.

Dawn Smith - Every city in America has services that are used by non-city residents, it is a fact of our local governmental structure. Non- residents do pay extra for some city services such as library and the swim center. All government entities need to act in good faith towards each other.

Question 9 - Please give your views of these recent issues - What were the pertinent points and how would you have voted? A.) Waste Transfer Station B.) Town & Country Supermarket proposed at Kagy & 3rd C.) Northwestern Energy Power Poles D.) TIF Districts E.) Impact Fees

Sean Becker - A.) Waste Transfer Station.

"You cannot escape the responsibility of tomorrow by evading it today." Abraham Lincoln

I would have voted to build the transfer station in the county, with the county. We need to create a county wide solid waste and wastewater district that would put a transfer station between Belgrade and Bozeman in one of the old JTL gravel pits. We'll have to seal the gravel pit floor to protect against ground water contamination, but it is still a much more affordable transfer site option that the one recently rejected by the city commission. The gravel pits are down hill from the current wastewater treatment facility, so we can eventually hook up a composting system next to the transfer station that will produce fertilizer to be sold to help subsidize the facilities. In addition, the facility can be built for 1/3 the cost because it is not in an entrance corridor near residential properties, plus it will be conveniently located next to the new I-90 airport off-ramp. The old transfer station site on the Mandeville Farm would be a very good M1 zoned spot to either bring in new light manufacturing/assembly/technology or a relocation area for downtown businesses that do not need a downtown storefront and need more space, such as Empire Lumber and Color World Printing.

B.) Town & Country Supermarket proposed for Kagy and Third

I would have voted against the current Town & Country supermarket because it is too big for the lot and the design of the entrances/exits created a public traffic problem. Although, a smaller design with improved traffic management designs could fit very well into the space. If Town & Country needs this size of a store to be competitive, there is a lot already zoned for grocery one mile down the road on the corner of Kagy and 19th.

C.) Northwestern Energy sub-station and power poles.

I would have voted to stop the NWE projects. The sizable substation and power pole placed within city limit are an example of how the city should be paying more attention to these types of construction projects to ensure they meet the standards of the community and are following the spirit of the law. Both of these projects were presented as though they were being constructed for city use, when it appears that these projects are actually for regional power supply – a violation of the state’s current agreement with NWE. Regional power supply infrastructures are to be re-routed around the city to protect the health and property values of city residents.

D.) TIF districts.

I would have voted for the downtown and North 7th TIF districts and sent the NE neighborhood district back to the community to evaluate. The public sector’s investment in development via tax capturing mechanisms can pave our way to a blue-chip economy. Over the past 7 years I have championed a number of economic development agendas that have returned private investment to communities. Several of these projects have been recognized as a few of the country’s best economic development models. TIF districts work, but they are an investment. After 15 years of capturing property tax increases, the state, county and city will have more capital to work with to invest back into our community.

E.) Impact fees

I would have voted for the revised impact fees. Impact fees are a critical component of growth paying its way, but they have not been enough to handle growing demand. This has resulted in our facilities working at capacity and an increase in water bills. According to Chris Kukulski, Bozeman City Manager, rates may have to increase 75% by the year’s end to start paying down new facilities and the maintenance of the city’s bond rating. The other issues contributing to the need for new capital improvements are new EPA standards, increased household chemical use, increased water demand / wastewater output, Hyalite pipeline obsolescence, etc.

This said, the opportunity costs of impact fees include increased base housing expense, less investment capital, less housing to meet growing demand and housing development being pushed outside the city limits. There needs to be more flexibility in how these fees are assessed and there needs to be a strong nexus (a local connection) as to how these fees are allocated.

Subdivisions that pay impacts fees have the right to see these fees put back into the development on top of the citywide infrastructure investment. In the case of Bozeman, the water and sewer impact fees pay the cost of new connections and the maintenance of the existing water and sewage treatment facilities, but growing demands are not being paid down adequately. This has resulted in a push to increase these fees. Before this happens Bozeman should update the Capital Improvement Plan (CIP) to include solicitation of state and federal revenue, plus the incorporation of alternate funding measures – such as a statewide sales tax.-

Erik Henyon –

A.) Waste Transfer Station

No, I did not support the waste transfer station primarily because of its location.

B.) Town & Country Supermarket at Kagy and Third

Yes, I would have voted for the Market on Kagy and Third or any Business that fits the B1 Zoning Requirement. The majority of the property owners in the neighborhood supported the store.

C.) Northwestern Energy sub-station and power poles

No, I would have liked to have seen shorter poles with the transmission lines and buried distribution lines. I do like that the poles are painted green to help better blend in.

D.) TIF districts

Yes, I do support TIF districts. The Downtown and North Seventh are excellent examples. The N.E. Neighborhood needs the district but the approach to impose it was awful in my opinion.

E.) impact fees

Yes, impact fees are important. However the current study needs to be completed so that they can be valued precisely.

Lee Hietala - A.) Waste Transfer Station

The entire process was a waste of time. The 24 miles to the county landfill is considered a local haul in a typical urban setting. The task force was limited to an evaluation of various locations, did not determine the feasibility of alternatives. Who ever heard of processing trash in an entry way corridor? Much of the information presented was biased and replete with errors. The final cost came in millions over cost estimates provided by the consultant who had designed dozens. I rallied against it.

B.) Town & Country Supermarket proposed at Kagy and Third

I was willing to condition approval upon imposition of traffic mitigation measures on Willson, and upon a proper determination of the requirement for parking. Adequate parking would have dictated a smaller footprint for the neighborhood store.

C.) Northwestern Energy sub-station and power poles

This issue was referred to the commission by the district court to decide if the pole lines were for inter substation transmission or local distribution. The neighborhood did not present an effective case for transmission. NWE stated the reason for taller poles was to protect fowl. If permitted to, I would have jumped on the opportunity to insist that the lines be buried to protect the view shed. But, I voted with staff on this issue because we had no authority to demand burial of the lines-our deliberations were limited to the remanded order of the district court.

D.) TIF districts

The reason that the public had short notice of the NE TIF was (1) there is no legal public notice requirement for making a declaration that blight exists; and (2) a sense of urgency existed in order to generate an increment as early as 2006. I think TIF districts are a timely financing mechanism for upgrading infrastructure because growth provides natural financial increment for schools and general government; therefore, the increment provided by valuation increases is not necessarily needed by schools and local governments.

E.) Impact Fees

Four years ago I supported impact fees. I still support them. A new study is long overdue. The existing fees didn't contemplate our facility expansion requirements.

Kaaren Jacobson - A.) Waste Transfer Station. I think the city has made a long-term mistake here. Comments by the city manager and some commissioners to the effect that "well, if we find that this doesn't work we can always go to a waste transfer station" to be short sighted. Through value engineering the city had gotten the three possible bids for the station low enough so that the city would not have had to borrow any money for construction! What will construction costs be in the next few years given the impact of Katrina and Rita, and other construction developments in the global economy. We may have lost a very narrow window of opportunity to do the best thing possible financially.

These new trucks that the city will have to buy cost \$250,000 a piece and will last, at the very best, 5 years. And then there is the unpredictable cost in fuel that will be needed as all these vehicles travel from Bozeman to Logan everyday. This option was not as good for our recycling program either.

B.) Town & Country Supermarket proposed for Kagy and Third I agree with the commission decision here. If our 2020 Plan and zoning ordinances are to mean anything we need to follow them. It

was clear to me that what was proposed was inappropriate for a B-1 zone which is meant for neighborhood commercial development. One commissioner counted 17 different neighborhoods who had addressed the commission either in writing or in testimony who said they would use the grocery store. That would constitute a regional store appropriate for a B-2 zone, not B-1. There was also no off street parking in the area. Where would employees park? And I do not believe that the intersection could handle 2000 cars a day coming in and out of that location without adversely affecting the neighborhood and traffic flow from Kagy further south.

No commercial development should negatively impact long standing neighborhoods.

The southside needs a grocery store. I believe a grocer will fill the need and there is B-2 land at Kagy and 19th as well as near the hospital.

C.) Northwestern Energy sub-station and power poles.

I disagreed with the commission vote. The planning department had made a decision that the poles where for transmission, not distribution (maybe it was the other way around, this was a confusing technical presentation). The neighborhood challenged the decision and a 4-1 super majority of the commission was needed in order to bring the issue to the commission for a full review and decision.

Super majority decisions to take something out of the hands of the planning department is very undemocratic. The Planning Director is not accountable to the people through the vote the way the commissioners are. (I testified on this very point before the commission regarding the Town and Country issue.)

A very compelling case was made on behalf of the neighborhood that the commission paid no attention to. The next day I took a ride to Rouse and East Lincoln to look at the two poles that had been constructed. They are monstrous and the commission's action sets a precedent, as I understand it, that would allow these sorts of poles anywhere in the city. It is ironic that the Bozeman Creek Neighborhood who have spent so much time protecting the open space next to them are now subject to something as monstrous as these poles right up against their back yards. You need to see them, I think, to realize the impact of this decision. I wrote a press release about the decision that was not picked up by any of the media. And the television (NBC affiliate) even reported the action incorrectly.

D.) TIF districts.

There are advantages to a TIF district. Funds from the annual property tax increments are saved and then reinvested in the TIF district. There are no federal urban renewal dollars involved here (and federal law requires that it be established that there is blight in an area in order to develop a TIF district. This is an unfortunate term). Urban renewal law only enables a community to establish these districts. The down town TIF has improved the down town a great deal. And I believe the community will be pleased with the results of the North 7th project.

The Northeast area is another matter. It could lead to gentrification of the area, something that may not benefit the residential district included in this TIF, or the whole northeast neighborhood for that matter. What bothers me most about this designation is the inclusion of the residences in this district. According to residences and city staff when NENA held a meeting with ThinkTank no mention was made of including the residences in this district. This is not the way to do business in Bozeman. As near as I can determine the neighborhood first heard of their inclusion in the TIF district in a July 24 Chronicle article. Here is yet another example where plans that would impact a neighborhood are made without the knowledge of the citizens until it is too late to do anything about it. Obviously these plans had gone a long way before June 24 as there are Bozeman citizens who have seen the actual plans. As soon as the city became aware of these plans, there should have been a meeting with the neighborhood and the developer and a meeting that was professionally facilitated. Now that the city has approved the designation, they appoint a task force with a few people from the neighborhood (not by any means the majority) for some sort of involvement. But, isn't this involvement a bit after the fact? Since the plans are already well developed? What would be wrong with a system whereby citizens could be involved upfront in projects that could affect their neighborhoods?

The disadvantage of a TIF is that while the increment is being collected for use in the district, the city, county, and school district lose those tax dollars. It is believed that since the TIF districts ultimately raise the tax base that these jurisdictions more than make up for what they lost during the TIF period. A study should be done, on this argument for TIF districts, to see if there is validity to it.

Jeff Rupp - A) Waste Transfer Station

The process was ongoing and thorough; it seemed to make sense and allowed for choice.

This is what I want choice, not the pronounced choice of utility deregulation. The issues surrounding my decision would have considered off site costs, recycling, air pollution and increased trash on the roads. I would have stayed the course and built the transfer station.

B) Town & Country Supermarket proposed for Kagy & Third

This is my neighborhood and I understand the need for a local market, but not one of the size proposed. The proposal did not address traffic flow and congestion or the resulting cut thru neighborhood traffic. It did not meet the intent of the Zoning Code and was was not compatible with the existing neighborhood.

C) Northwestern Energy sub station and power poles

Either place the power lines underground or place overhead poles in keeping with neighborhood standards.

D) T.I.F. District

I served on the Downtown T.I.F. board and understand the benefits of designating an T.I.F. area. The process was not given enough time to include the neighborhood due to the need to include the 1st year growth in taxable value (roughly \$30,000) in the T.I.F. budget. I would have supported but would have spent more time including the neighbors and public.

E) Impact fees

I have long believed that impact fees are a critical and vital part of paying for the consequences of growth. I believe they should be tied to the infrastructure demands of growth such as water, sewer, transportation and waste water treatment.

Dawn Smith - A.) Waste Transfer Station. Cost, financing, sorting of trash, continuation of local 'dumping' services, location of site to name a few. I would have liked to see some concrete long term projections for how much money the transfer station could have brought in versus the cost of financing, versus long-term cost of direct haul.

B.) Town & Country Supermarket proposed for Kagy and Third. The original PUD proposal I supported as member of the DRB. I did not review the most recent proposal. The recent proposal utilized the B-1 zoning and the ability for zero lot line, thus allowing buildings to be attached while on separate platted lots. This is most similar to the permitted use of an inline retail commercial structure or parking structure.

C.) Northwestern Energy sub-station and power poles

Whether or not the distribution is considered local or regional the poles are an eyesore. However the easement has existed since the creation of the lots. The potential does exist for the services to be rerouted under ground, however most likely a payment district would need to be created.

D.) TIF districts

A TIF district has been in effect in downtown for many years and is proposed/finalized for the North 7th corridor and a portion of the NE Neighborhood. Most often these districts are proposed by area commercial properties in existence to improve infrastructure, sidewalks lighting etc. The NE proposal is

unique in that it is driven by a single private development and includes residential zoning. It is crucial that the city adopt language to protect residential properties if we are to continue in this direction.

E.) Impact Fees

Whether it is impact fees or infrastructure improvement, some contribution must be made to offset new demands of the development. The law is specific in how and where impact fees can be used and this does help to protect the development that is paying into the fund.

Please remember to vote on November 8th!